



**COUNTY OF SAN LUIS OBISPO
DEPARTMENT OF PLANNING AND BUILDING
STAFF REPORT**

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PLANNING COMMISSION

MEETING DATE February 23, 2006	CONTACT/PHONE Nick Forester 781-1163	APPLICANT David and Beth Nagengast	FILE NO. DRC2004-00243
SUBJECT Request by David and Beth Nagengast for a Conditional Use Permit to allow a 1,200 square foot winery. No special events or public tasting are proposed. The project will result in the disturbance of approximately 2,850 square feet of a 10 acre parcel. The proposed project is within the Residential Rural land use category and is located 6404 Independence Ranch Place, approximately six miles east from the community of San Miguel. The site is in the El Pomar planning area.			
RECOMMENDED ACTION 1. Adopt the Negative Declaration in accordance with the applicable provisions of the California Environmental Quality Act, Public Resources Code Section 21000 et seq. 2. Approve Conditional Use Permit DRC2004-00243 based on the findings listed in Exhibit A and the conditions listed in Exhibit B.			
ENVIRONMENTAL DETERMINATION The Environmental Coordinator, after completion of the initial study, finds that there is no substantial evidence that the project may have a significant effect on the environment, and the preparation of an Environmental Impact Report is not necessary. Therefore, a Negative Declaration (pursuant to Public Resources Code Section 21000 et seq., and CA Code of Regulations Section 15000 et seq.) has been issued on December 20, 2005 for this project. Mitigation measures are proposed to address aesthetics, public services and wastewater and are included as conditions of approval.			
LAND USE CATEGORY Residential Rural	COMBINING DESIGNATION none	ASSESSOR PARCEL NUMBER 019-321-019	SUPERVISOR DISTRICT(S) 1
PLANNING AREA STANDARDS: None applicable to the project			
EXISTING USES: Vineyard			
SURROUNDING LAND USE CATEGORIES AND USES: North: Residential Rural, residential uses East: Residential Rural, residential uses South: Residential Rural, residential uses West: Residential Rural, residential uses			
OTHER AGENCY / ADVISORY GROUP INVOLVEMENT: The project was referred to: Public Works, County Department of Agriculture, San Miguel Advisory Group, CDF, Environmental Health			
TOPOGRAPHY: Gentle sloping		VEGETATION: Vineyards	
PROPOSED SERVICES: Water supply: On-site well Sewage Disposal: Individual septic system Fire Protection: CDF		ACCEPTANCE DATE: October 26, 2005	
ADDITIONAL INFORMATION MAY BE OBTAINED BY CONTACTING THE DEPARTMENT OF PLANNING & BUILDING AT: COUNTY GOVERNMENT CENTER ♦ SAN LUIS OBISPO ♦ CALIFORNIA 93408 ♦ (805) 781-5600 ♦ FAX: (805) 781-1242			

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PROJECT DESCRIPTION:

The proposed project is a production winery operation in which every aspect of wine making is conducted on-site including harvest, crushing, barrel aging, bottling, and case storage. The applicants are proposing to construct a 50 foot by 57 foot (2,850 square foot) concrete slab which will support a 1,200 square foot building. The remainder of the slab will be used as a winery work area. The anticipated production is 1,000 to 2,000 cases annually. Only family members already living on site are proposed to work in the winery. No special events or public tasting are proposed.

A Conditional Use Permit is required in order to establish the winery facility because Table 2-2 of Title 22 of the County Code specifies that agricultural processing requires a Conditional Use Permit when proposed on Residential Rural zoned property.

PROJECT ANALYSIS

Ordinance Compliance:

<u>Standard</u>	<u>Allowed/Required</u>	<u>Proposed</u>
Minimum Site Area - Winery	No minimum required	10 acre site
Setbacks - Winery w/o tasting		
Front	100 feet	117 feet
West Side	100 feet	79 feet*
East Side	100 feet	188 feet
Rear	100 feet	215 feet
Height- Winery	35 feet	22 feet
Parking 1 per 2,000 sq ft active use 1 per 5,000 sq ft storage	$2850/2,000 = 1$ spaces	4 spaces (including 1 handicapped)
Signs	None proposed	

* The project is requesting a modification of the eastern side setback.

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Special Use Standards Wineries:

The project is subject to Land Use Ordinance Section 22.30.070D(2) (Wineries). Section 22.30.070 sets forth standards for winery development including but not limited to access, solid and liquid waste disposal, setbacks, parking, design, screening, height, lighting, tasting rooms and special events.

Access requirement: The principal access driveway to a winery with public tours and tasting, retail sales and special events must be located within 1 mile of an arterial or collector road.

Response: The project as proposed does not include special events or public wine tasting, thus the access requirement is not applicable.

Solid waste disposal requirement: Pomace may be used as fertilizer or soil amendment, provided that such use or other disposal shall occur in accordance with applicable Health Department standards.

Response: The winery operation proposes to use the pomace generated as a soil amendment.

Liquid waste disposal requirement. Standards will be set, where applicable, through Regional Water Quality Control Board (RWQCB) discharge requirements developed in compliance with Section 22.10.180 (Water Quality).

Response: The winery anticipates wastewater generation of less than 500 gallons per day at peak crush. The construction ordinance requires the applicant to submit percolation rates and the septic system needs to be designed accordingly. A waste discharge permit or exemption from a permit will be required from the RWQCB. The project has been conditioned to include these requirements.

Setback requirements: Rural areas. All winery structures and outdoor use areas shall be a minimum of 100 feet from each property line and no closer than 200 feet to any existing residence outside of the ownership of the applicant. These setbacks can be modified through Minor Use Permit approval when a Conditional Use Permit is not otherwise required by Subsection A. Approval may be granted only after the Review Authority first determines that the request satisfies any of the following findings: (1) there is no feasible way to meet the required setbacks without creating environmental impacts or impacting prime agricultural land (SCS Class I, II and III); (2) the property fronts an arterial or collector street; (3) the setbacks are not practical or feasible due to existing topographic conditions or existing on-site vegetation or (4) is a legally constructed existing structure that was built prior to 1980 and it can be clearly demonstrated that the structure was intended for a legitimate agricultural or residential use.

Response: The project proposes to locate the winery building approximately 79 feet from the eastern side property line. Staff is recommending that the setback be modified from 100 feet to 79 feet based on the finding that the 100 foot setback is not practical due to the existing vineyard on site. Relocation of the proposed winery to the 100 foot setback will require the removal of existing vineyards. Additionally, the property to the east of the project site (APN 019-321-020) is also owned by the applicants and is presently undeveloped except for vineyards. The project has been conditioned so that if APN's 019-321-019 and 019-321-020 (as shown on the 2006 Tax Assessors roll) are not held in common ownership, the winery building will be converted to another use that would only require a 79 foot setback.

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Parking requirement. Parking shall be provided in compliance with Chapter 22.18 (Parking and Loading Standards). Parking lot construction standards shall be provided in compliance with Section 22.18.060. The parking shall be located and/or landscaped so it is screened from public roads where topography or existing on-site vegetation (including vineyards) does not provide for adequate screening. No parking shall be allowed within any adjoining road right-of-way.

Response: The chart on the previous page shows the breakdown of required and proposed parking spaces. The applicant has submitted a landscape plan which when combined with the existing vineyards will provide for adequate screening of the parking area and access drive.

Design standards requirement. In the Agriculture, Rural Lands or Residential Rural land use categories, all structures associated with the winery (including production facilities) shall have an exterior design style that is agricultural or residential in nature using non-reflective siding and roofing materials. Structures shall not use an exterior design style typically associated with large industrial facilities unless the facility is proposed in the Commercial Service or Industrial land use category.

Response: The proposed winery is a barn design, which will be compatible with surrounding development and will be consistent with the design standards requirements. The project has been conditioned to require that the siding and roof material are nonreflective materials. This will ensure consistency with the design standards requirements.

Screening requirement: Any portion of the winery structures that are visible from public roads shall be screened where necessary to ensure the rural character of the area is unchanged unless screening is not practical, feasible or necessary due to existing topographic conditions or existing on-site vegetation (including vineyards). The screening may include such measures as landscape or existing vegetative screening, existing topography, and/or arrangement of the structures on the site to minimize bulky appearance. Any tank located outside of structures shall be screened 100 percent from public roads.

Response: The proposed 1,200 square foot winery building will be visible from Independence Ranch Place. The winery proposes to use an agricultural barn type design that is compatible with surrounding land uses and structures. Screening of the winery building is not necessary to preserve the rural character of the area.

Staff has conditioned the project to require that all water tanks associated with the project be screened 100% from Independence Ranch Place.

Height requirement. The maximum height of any structure associated with a winery facility shall be 35 feet. The height may be increased to 45 feet where a pitched roof of greater than 4 in 12 is proposed and at least 50 percent of the structure is at 35 feet in height or less.

Response: The proposed winery is 22 feet.

Lighting requirement. All lighting fixtures shall be shielded so that neither the lamp nor the related reflector interior surface is visible from any location off the project site. All lighting poles, fixtures, and hoods shall be dark colored. No exterior lighting shall be installed operated in a manner that would throw light, either reflected or directly, in an upward direction.

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Response: No lighting plan has been proposed, however, future lighting will be required to follow the ordinance.

Signing: Signs are limited to two signs up to a combined total of 32 square feet and not exceeding a height of ten feet for each lot or parcel, identifying and advertising agricultural products produced on the premises.

Response: No specific sign proposal has been submitted, however, the project will be required to adhere to the ordinance standards on signing.

Modifications

As discussed above in the setback discussion, modifications to the side setbacks are being requested. The LUO allows the modification if certain findings can be made. Staff is recommending that the east side setback be modified from 100 feet to 79 feet based on the finding that the setback is not practical due to the existing vineyard on site.

PLANNING AREA STANDARDS:

There are no planning area standards applicable to this project.

COMBINING DESIGNATIONS:

There are no combining designations applicable to this project

AGENCY REVIEW:

Public Works- Recommends approval-no concerns

Environmental Health – Stock conditions for on-site well and wastewater.

Ag Commissioner- Project is consistent with all applicable Agriculture and Open Space Element policies.

CDF - Fire safety requirements as stated in a letter dated June 9, 2005.

San Miguel Advisory Group – No response received.

LEGAL LOT STATUS:

The lot was legally created by a county approved subdivision.

Staff report prepared by Nick Forester and reviewed by Kami Griffin, Supervising Planner.

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NAGENGAST DRC2004-00243

FINDINGS - EXHIBIT A

Environmental Determination

- A. The Environmental Coordinator, after completion of the initial study, finds that there is no substantial evidence that the project may have a significant effect on the environment, and the preparation of an Environmental Impact Report is not necessary. Therefore, a Negative Declaration (pursuant to Public Resources Code Section 21000 et seq., and CA Code of Regulations Section 15000 et seq.) has been issued on August 25, 2005. Mitigation measures are proposed to address aesthetics, public services and wastewater and are included as conditions of approval.

Conditional Use Permit

- B. The proposed project or use is consistent with the San Luis Obispo County General Plan because the use is an allowed use and as conditioned is consistent with all of the General Plan policies.
- C. As conditioned, the proposed project or use satisfies all applicable provisions of Title 22 of the County Code.
- D. The establishment and subsequent operation or conduct of the use will not, because of the circumstances and conditions applied in the particular case, be detrimental to the health, safety or welfare of the general public or persons residing or working in the neighborhood of the use, or be detrimental or injurious to property or improvements in the vicinity of the use because the proposed winery will not generate activity that presents a potential threat to the surrounding property and buildings. This project is subject to Ordinance and Building Code requirements designed to address health, safety and welfare concerns.
- E. The proposed project or use will not be inconsistent with the character of the immediate neighborhood or contrary to its orderly development because the proposed winery is consistent with the surrounding land uses in the project's vicinity. and are expected. With the project conditions in place this project will not conflict with the surrounding lands and uses.
- F. The proposed project or use will not generate a volume of traffic beyond the safe capacity of all roads providing access to the project, either existing or to be improved with the project because the project is located on Independence Ranch Place, a road constructed to handle any additional traffic associated with this project.

Winery Adjustments

- G. The project proposes to locate the winery building approximately 79 feet from the eastern side property line. The 100 foot setback is not practical due to the existing vineyard on site. Relocation of the proposed winery to the 100 foot setback would require the removal of existing vineyards. Additionally, the property to the east of the project site is also owned by the applicants and is presently undeveloped except for vineyards.

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NAGENGAST DRC2004-00243
EXHIBIT B - CONDITIONS OF APPROVAL

Approved Development:

1. This approval authorizes the construction of an approximate 1,200 square foot winery.
2. Maximum height of the structure is 22 feet.
3. This approval authorizes a waiver of the required 100 foot side setback and authorizes the construction of the winery approximately 79 feet from the east property line.
4. This approval does not authorize special events.
5. All development shall be consistent with the approved site plan, floor plan, architectural elevations and landscape plans. The siding and roof material used in the construction of the winery structure shall consist of non-reflective materials
6. The applicant shall obtain the following permits in addition to any and all other permits required by ordinance or code. Plans shall be prepared or certified by the licensed architect or engineer of record.
 - a. A building permit to construct the winery
 - b. A grading permit(s) for the parking areas, access roads, and building pad if required.
7. Site and building plans/water storage shall be reviewed by the following agencies. Provide the Department of Planning and Building with letter or other verification that these agencies have reviewed the project, together with any requirements imposed before issuance of a building permit:
 - a. County Fire Department (CDF)
 - b. County Health Department
 - c. Regional Water Quality Control Board

Water

8. **At the time of application for construction permits**, the applicant shall submit evidence that there is adequate water to serve the proposal, on the site.

Fire Safety

9. **At the time of application for construction permits**, all plans submitted to the Department of Planning and Building shall meet the fire and life safety requirements of the California Fire Code. Requirements shall include, but not be limited to those outlined in the Fire Safety Plan, prepared by the CDF/County Fire Department for this proposed project and dated June 9, 2005.
10. Prior to occupancy or final inspection, whichever occurs first, the applicant shall obtain final inspection/approval of all required fire/life safety measures.

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11. The applicant shall operate the winery facility in full compliance with the fire safety requirements specified by the County Fire Department.

Wastewater

12. Liquid waste generated by the winery operations must be discharged to a waste water system designed by a civil engineer with expertise in the design of winery wastewater systems and approved by the County Building Official or Regional Water Quality Control Board. Such system shall not create offensive odors or materially impair the quality of groundwater for domestic or agricultural use. Prior to discharge of winery wastewater, the applicant shall obtain approval/permits from the Regional Water Quality Control Board. In no case shall winery wastewater be discharged into a stream or other surface water.
13. Waste Discharge permit or exemption from a permit from the Regional Water Quality Control Board. A copy of the permit or exemption from a permit shall be submitted to the County Planning and Building Department and Environmental Health Department.
14. Solid vegetable waste from the winery (pomace), shall be removed from the site to an approved composting/green waste facility or composted on the site and used as a soil amendment. In no case shall pomace be treated, stored, or disposed of in a manner that could result in runoff into any surface stream.
15. **Prior to occupancy or final building inspection**, the applicant shall submit the following to the County Health Department for review and approval:
 - a. A detailed plan for pomace and solid waste disposal.
 - b. A vector control program for rodent control.

Landscaping

16. **Prior to occupancy or final building inspection**, landscaping in accordance with the approved landscaping plan for the winery shall be installed or bonded for. If bonded for, landscaping shall be installed within 60 days after final building inspection. All landscaping shall be maintained in a viable condition in perpetuity.
17. **Prior to occupancy of any structure associated with this approval**, the applicant shall contact the Department of Planning and Building to have the site inspected for compliance with the conditions of this approval

On-going conditions of approval (valid for the life of the project)

Cultural Resources

18. In the event that archeological resources are unearthed or discovered during any construction activities, the following standards apply:

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- a. Construction activities shall cease, and the Environmental Coordinator and the Planning Department shall be notified so that the extent and location of discovered materials may be recorded by a qualified archeologist, and disposition of artifacts may be accomplished in accordance with state and federal law.
- b. In the event archaeological resources are found to include human remains, or in any case where human remains are discovered during construction, the County Coroner is to be notified in addition to the Planning Department and Environmental Coordinator so that the proper disposition may be accomplished.

Noise

19. The project shall comply with the County Noise Element: From 7:00 a.m. to 10:00 p.m.(daytime), noise levels at the property line shall not exceed an hourly average of 50 dB, with a maximum level of 70 dB, and a maximum impulsive noise level of 65dB. From 10:00 p.m. to 7:00 a.m. (nighttime), noise levels at the property line shall not exceed an hourly average of 45dB, with a maximum level of 65dB and maximum impulsive noise level of 60dB.

Exterior Lighting

20. All exterior lighting fixtures shall be shielded so that neither the lamp nor the related reflector interior surface is visible from any location off the project site. All lighting poles, fixtures and hoods shall be dark colored. No exterior light shall be installed or operated in a manner that would throw light, either reflected or directly in an upward manner.

Outdoor Storage

21. Long term out door winery storage areas shall be screened by solid fencing or landscaping and shall not be higher than the associated solid fence screening or landscaping, unless the storage area is not visible from any public road or adjacent properties.
22. Any water tanks associated with the project shall be a neutral, non contrasting color, and landscape screening shall be provided so that the water tanks are not visible from any public road.

Setback Modification

23. If APN's 019-321-019 and 019-321-020 (as shown on the 2006 Tax Assessors roll) are not held in common ownership, the winery building will be converted to another use that would only require a 79 foot setback.

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Time Limits

24. This land use permit is valid for a period of 24 months from its effective date unless time extensions are granted pursuant to Land Use Ordinance Section 22.64.070 or the land use permit is considered vested. This land use permit is considered to be vested once a construction permit has been issued and substantial site work has been completed. Substantial site work is defined by Land Use Ordinance Section 22.64.080 as site work progressed beyond grading and completion of structural foundations; and construction is occurring above grade.
25. All conditions of this approval shall be strictly adhered to, within the time frames specified, and in an on-going manner for the life of the project. Failure to comply with these conditions of approval may result in an immediate enforcement action by the Department of Planning and Building. If it is determined that violation(s) of these conditions of approval have occurred, or are occurring, this approval may be revoked pursuant to Section 22.74.160 of the Land Use Ordinance.



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COUNTY OF SAN LUIS OBISPO
MITIGATED NEGATIVE DECLARATION & NOTICE OF DETERMINATION

FOR OFFICIAL USE ONLY (NF)

ENVIRONMENTAL DETERMINATION NO. ED05-157

DATE: December 29, 2005

PROJECT/ENTITLEMENT: Nagengast Conditional Use Permit DRC2004-00243

APPLICANT NAME: David Nagengast

ADDRESS: 6271 Hog Canyon Rd. San Miguel, CA, 93451

CONTACT PERSON: Same as applicant

Telephone: (805) 467-2389

PROPOSED USES/INTENT: Request by David and Beth Nagengast to allow for the establishment of an approximate 1,200 square foot winery, which will result in the disturbance of approximately 2,850 square feet on a 10 acre parcel. No public wine tasting or special events are proposed.

LOCATION: The proposed project is within the Residential Rural land use category, and is located at 6271 Hog Canyon Road, approximately 1/2 mile east of Independence Ranch Place, approximately 6 miles east of the community of San Miguel, in the El Pomar planning area

LEAD AGENCY: County of San Luis Obispo Department of Planning & Building
County Government Center, Rm. 310
San Luis Obispo, CA 93408-2040

OTHER POTENTIAL PERMITTING AGENCIES: None

ADDITIONAL INFORMATION: Additional information pertaining to this environmental determination may be obtained by contacting the above Lead Agency address or (805) 781-5600.

COUNTY "REQUEST FOR REVIEW" PERIOD ENDS AT5 p.m. on January 12, 2006

20-DAY PUBLIC REVIEW PERIOD begins at the time of public notification

Notice of Determination

State Clearinghouse No. _____

This is to advise that the San Luis Obispo County _____ as ☐ Lead Agency
☐ Responsible Agency approved/denied the above described project on _____, and has made the following determinations regarding the above described project:

The project will not have a significant effect on the environment. A Negative Declaration was prepared for this project pursuant to the provisions of CEQA. Mitigation measures were made a condition of the approval of the project. A Statement of Overriding Considerations was not adopted for this project. Findings were made pursuant to the provisions of CEQA.

This is to certify that the Negative Declaration with comments and responses and record of project approval is available to the General Public at:

Department of Planning and Building, County of San Luis Obispo,
County Government Center, Room 310, San Luis Obispo, CA 93408-2040

County of San Luis Obispo

Signature

Project Manager Name

Date

Public Agency

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California Department of Fish and Game
CERTIFICATE OF FEE EXEMPTION
De Minimis Impact Finding

PROJECT TITLE & NUMBER: Nagengast Winery Conditional Use Permit DRC2004-00243

Project Applicant

Name: David and Beth Nagengast
Address: 6271 Hog Canyon Road
City, State, Zip Code: San Miguel, California, 93451
Telephone #: 805-467-2389

PROJECT DESCRIPTION/LOCATION: See attached Notice of Determination

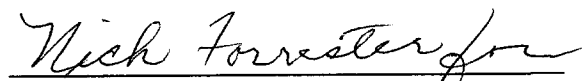
FINDINGS OF EXEMPTION:

There is no evidence before this agency that the proposed project has the potential for adverse effect on wildlife resources for one or more of the following reason(s):

- ☐ The project is located in an urbanized area that does not contain substantial fish or wildlife resources or their habitat.
- ☒ The project is located in a highly disturbed area that does not contain substantial fish or wildlife resources or their habitat.
- ☒ The project is of a limited size and scope and is not located in close proximity to significant wildlife habitat.
- ☐ The applicable filing fees have/will be collected at the time of issuance of other County approvals for this project. Reference Document Name and No. _____.
- ☐ Other: _____

CERTIFICATION:

I hereby certify that the lead agency has made the above findings of fact and that, based upon the initial study and the hearing record, the project will not individually or cumulatively have an adverse effect on wildlife resources, as defined in Section 711.2 of the Fish and Game Code.


Ellen Carroll, Environmental Coordinator
County of San Luis Obispo

Date: 1/10/06



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COUNTY OF SAN LUIS OBISPO
INITIAL STUDY SUMMARY - ENVIRONMENTAL CHECKLIST

Project Title & No. Nagengast Conditional Use Permit DRC2004-00243 ED 05-157

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED: The proposed project could have a "Potentially Significant Impact" for at least one of the environmental factors checked below. Please refer to the attached pages for discussion on mitigation measures or project revisions to either reduce these impacts to less than significant levels or require further study.

- | | | |
|---|---|---|
| <input checked="" type="checkbox"/> Aesthetics | <input type="checkbox"/> Geology and Soils | <input type="checkbox"/> Recreation |
| <input type="checkbox"/> Agricultural Resources | <input type="checkbox"/> Hazards/Hazardous Materials | <input type="checkbox"/> Transportation/Circulation |
| <input type="checkbox"/> Air Quality | <input type="checkbox"/> Noise | <input checked="" type="checkbox"/> Wastewater |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Population/Housing | <input type="checkbox"/> Water |
| <input type="checkbox"/> Cultural Resources | <input checked="" type="checkbox"/> Public Services/Utilities | <input type="checkbox"/> Land Use |

DETERMINATION: (To be completed by the Lead Agency)

On the basis of this initial evaluation, the Environmental Coordinator finds that:

- ☐ The proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- ☒ Although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- ☐ The proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- ☐ The proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- ☐ Although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Nick Frester
Prepared by (Print)

Nick Frester
Signature

12/20/05
Date

John Nall
Reviewed by (Print)

John Nall
Signature

Ellen Carroll,
Environmental Coordinator
(for)

12/20/05
Date

Project Environmental Analysis

The County's environmental review process incorporates all of the requirements for completing the Initial Study as required by the California Environmental Quality Act (CEQA) and the CEQA Guidelines. The Initial Study includes staff's on-site inspection of the project site and surroundings and a detailed review of the information in the file for the project. In addition, available background information is reviewed for each project. Relevant information regarding soil types and characteristics, geologic information, significant vegetation and/or wildlife resources, water availability, wastewater disposal services, existing land uses and surrounding land use categories and other information relevant to the environmental review process are evaluated for each project. Exhibit A includes the references used, as well as the agencies or groups that were contacted as a part of the Initial Study. The Environmental Division uses the checklist to summarize the results of the research accomplished during the initial environmental review of the project.

Persons, agencies or organizations interested in obtaining more information regarding the environmental review process for a project should contact the County of San Luis Obispo Environmental Division, Rm. 310, County Government Center, San Luis Obispo, CA, 93408-2040 or call (805) 781-5600.

A. PROJECT

DESCRIPTION: Request by David and Beth Nagengast for a Conditional Use Permit to allow the construction of a 1,200 square foot winery. No public wine tasting or special events are proposed. The project will result in the disturbance of approximately 2,850 feet of a 10 acre parcel. The proposed project is within the Residential Rural land use category and is located at 6271 Hog Canyon Road approximately ½ mile east of Independence Ranch Place. The site is approximately 6 miles east from the community of San Miguel. The site is in the El Pomar planning area.

ASSESSOR PARCEL NUMBER(S): 019-321-019

SUPERVISORIAL DISTRICT # 1

B. EXISTING SETTING

PLANNING AREA: El Pomar/Estrella, Rural

LAND USE CATEGORY: Residential Rural

COMBINING DESIGNATION(S): None

EXISTING USES: Agricultural uses

TOPOGRAPHY: Gently sloping

VEGETATION: Vineyards

PARCEL SIZE: 10 acres

SURROUNDING LAND USE CATEGORIES AND USES:

<i>North:</i> Residential Rural; residential	<i>East:</i> Residential Rural; agricultural uses
<i>South:</i> Residential Rural; residential	<i>West:</i> Residential Rural; residential

C. ENVIRONMENTAL ANALYSIS

During the Initial Study process, several issues were identified as having potentially significant

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environmental effects (see following Initial Study). Those potentially significant items associated with the proposed uses can be minimized to less than significant levels.

COUNTY OF SAN LUIS OBISPO INITIAL STUDY CHECKLIST

1.	AESTHETICS - Will the project:	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a)	Create an aesthetically incompatible site open to public view?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b)	Introduce a use within a scenic view open to public view?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c)	Change the visual character of an area?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d)	Create glare or night lighting, which may affect surrounding areas?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e)	Impact unique geological or physical features?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f)	Other:_____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Setting. The project site is located at 6271 Hog Canyon Road approximately 6 miles east from the community of San Miguel in an area that is predominately large Residential Rural zoned parcels between 10 to 20 acres in size. The neighboring uses include dry farming, parcels planted with vineyards, and parcels with rural home sites. The topography on the site is gently sloping with the majority of the site planted in vineyards. The wine processing facility is proposed to be located approximately 117 feet from Independence Ranch Road.

Impact. The wine processing facility will be located in a new 1200 square foot building. The building will be visible from Independence Ranch Road. The project has the potential to create night lighting and glare that could impact surrounding residential uses.

Mitigation / Conclusion. County Land Use Ordinance requirements require landscape screening of the proposed facility. As such, the project has been conditioned to require that any portions of the winery structure that are visible from public roads shall be screened where necessary to preserve the rural character of the area. The project has been conditioned so that prior to issuance of grading and/or construction permits, the applicant shall clearly delineate on the project plans the location and visual treatment of any new water tank(s). All water tanks shall be located in the least visually prominent location feasible when viewed from Independence Ranch Road. The applicant shall provide evidence that the proposed tank(s) are as low in profile as is possible, given the site conditions. Screening with topographic features, existing vegetation or existing structures shall be used as feasible. If the tank(s) cannot be fully screened with existing elements, then the tank(s) shall be a neutral or dark, non-contrasting color, and landscape screening shall be provided. Landscape material must be shown to do well in existing soils and conditions, be fast-growing, evergreen and drought tolerant. Shape and size of landscape material shall be in scale with proposed tank(s) and surrounding native vegetation. Plans shall show how plants will be watered and what watering schedule will be applied to ensure successful and vigorous growth.

Additionally the project has been conditioned so that prior to issuance of grading and/or construction permits, the applicant shall submit landscape, irrigation, landscape maintenance plans and specifications to the Department of Planning and Building for review and approval in consultation with the Environmental Coordinator. The landscape plan shall be prepared as provided in Section 22.16.040 of the San Luis Obispo County Land Use Ordinance and shall provide vegetation along the south sides that will adequately screen the

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new development, including driveways, access roads, outbuildings, water tanks, parking areas, etc. from Independence Ranch Road.

The landscape plan shall utilize only plant material consistent with Section 22.16.040 of the San Luis Obispo County Land use Ordinance.

The Land Use Ordinance requires that exterior lighting be hooded and directed downward. The project has been conditioned so that at the time of application for construction permits, the applicant shall provide an exterior lighting plan. The plan shall include the height, location, and intensity of all exterior lighting. All lighting fixtures shall be shielded so that neither the lamp nor the related reflector interior surface is visible from Independence Ranch or Airport Road. All lighting poles, fixtures, and hoods shall be dark colored. This plan shall be implemented prior to final inspection or occupancy, whichever occurs first. The height of free standing outdoor lighting fixtures shall be kept as low as is practically possible so that they are not visible from neighboring properties, Hog Canyon or Independence Ranch Road.

Security lighting shall be shielded so as not to create glare when viewed from neighboring properties and Hog Canyon or Independence Ranch Road.

These measures will mitigate potential impacts to a level of insignificance.

2. AGRICULTURAL RESOURCES

- Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Convert prime agricultural land to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Impair agricultural use of other property or result in conversion to other uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Conflict with existing zoning or Williamson Act program?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Other: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Setting. The project site is located at 6271 Hog Canyon Road approximately 6 miles east from the community of San Miguel in an area that is predominately large Residential Rural zoned parcels between 10 to 20 acres in size. The soil types include: Nacimiento-Ayar complex, (9 - 30 % slope, and Nacimiento-Ayar complex, (30 - 50 % slope). As described in the Natural Resource Conservation Service Soil Survey, the "non-irrigated" soil class is "IV" to "VI", and the "irrigated" soil class is "NA" to "IV".

Impact. The project is located in a predominantly non-agricultural area. The project has been reviewed by the County Agriculture Department. A copy of the County Agriculture Department's response indicating that no impacts to agriculture are anticipated is attached. No significant impacts to agricultural resources are anticipated.

Mitigation/Conclusion. No mitigation measures are necessary.

3. AIR QUALITY - Will the project:

Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
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3. AIR QUALITY - Will the project:	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Violate any state or federal ambient air quality standard, or exceed air quality emission thresholds as established by County Air Pollution Control District?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Expose any sensitive receptor to substantial air pollutant concentrations?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Create or subject individuals to objectionable odors?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Be inconsistent with the District's Clean Air Plan?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Setting. The Air Pollution Control District (APCD) has developed the CEQA Air Quality Handbook to evaluate project specific impacts and help determine if air quality mitigation measures are needed, or if potentially significant impacts could result. To evaluate long-term emissions, cumulative effects, and establish countywide programs to reach acceptable air quality levels, a Clean Air Plan has been adopted (prepared by APCD).

Impact. As proposed, the project will result in the disturbance of approximately 2,850 square feet. This will result in the creation of construction dust, as well as short- and long-term vehicle emissions. Based on Table 1-1 of the CEQA Air Quality Handbook, the project will result in less than 10 lbs./day of pollutants, which is below thresholds warranting any mitigation. The project is consistent with the general level of development anticipated and projected in the Clean Air Plan. No significant air quality impacts are expected to occur.

Mitigation/Conclusion. No mitigation measures are necessary.

4. BIOLOGICAL RESOURCES - Will the project:	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Result in a loss of unique or special status species or their habitats?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Reduce the extent, diversity or quality of native or other important vegetation?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Impact wetland or riparian habitat?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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4. BIOLOGICAL RESOURCES -
Will the project:

Potentially
Significant

Impact can
& will be
mitigated

Insignificant
Impact

Not
Applicable

d) **Introduce barriers to movement of resident or migratory fish or wildlife species, or factors, which could hinder the normal activities of wildlife?**

☐
☐
☒
☐

e) **Other:** _____

☐
☐
☐
☒

Setting. The following habitats were observed on the proposed project: Vineyards Based on the latest California Diversity database and other biological references, the following species or sensitive habitats were identified:

Plants: Round-leaved filaree (*Erodium macrophyllum*) List 2, and Jared's pepper-grass (*Lepidium jaredii ssp. jaredii*) List 1B app. 0.85 miles from site.

Wildlife: None

KEY: FE-Federally Endangered; PFE-Proposed Listing-Federally Endangered; FT-Federally Threatened; PFT-Proposed listing-Federally Threatened; FC-Federal Candidate; FSC-Federal Species of Concern (no longer used); FD - Federally delisted SE-State Endangered; SCE-State Endangered Candidate for listing; ST-State Threatened; SCT-State Threatened Candidate for listing; SR-State Rare; CSC- CA Special Concern Species; FP-CDFG Fully Protected; List 1A-CNPS Presumed extinct in CA; List 1B-CNPS Rare or Endangered in CA & elsewhere; List 2-CNPS Rare or Endangered in CA, but common elsewhere; List 3-CNPS Plants needing more info (Review List); List 4-CNPS Plants of limited distribution (Watch List).

Habitats: Red-Legged frog habitat on site; Riverine/ Riverwash Habitat app. 0.09 miles north of site; Open water/ Freshwater Marsh app. 0.27 miles north of site; Mixed Oak Woodland Habitat 0.34 miles northwest and 0.42 miles southwest of site; Critical Vernal Pool region app. 0.13 miles south of site.

County planning staff visited the project site and observed that nearly the entire site is covered in vineyards. The project site does not support any sensitive native vegetation, significant wildlife habitats, or special status species.

Impact. No significant biological impacts are reasonably foreseeable.

Mitigation/Conclusion. No mitigation measures are necessary.

5. CULTURAL RESOURCES -
Will the project:

Potentially
Significant

Impact can
& will be
mitigated

Insignificant
Impact

Not
Applicable

a) **Disturb pre-historic resources?**

☐
☐
☒
☐

b) **Disturb historic resources?**

☐
☐
☒
☐

c) **Disturb paleontological resources?**

☐
☐
☒
☐

d) **Other:** _____

☐
☐
☐
☒

Setting. The project is located in an area historically occupied by the Salinan . No historic structures are present and no paleontological resources are known to exist in the area.

The project is not located in an area that would be considered culturally sensitive due to a lack of physical features typically associated with prehistoric occupation, and no recorded sites are located in the immediate

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area. No evidence of cultural materials was noted on-site and no impacts are anticipated.

Impact. The project is not located in an area that would be considered culturally sensitive due to lack of physical features typically associated with prehistoric occupation. No evidence of cultural materials was noted on the property. Impacts to historical or paleontological resources are not expected.

Mitigation/Conclusion. No significant cultural resource impacts are expected to occur, and no mitigation measures are necessary.

6. GEOLOGY AND SOILS -
Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Result in exposure to or production of unstable earth conditions, such as landslides, earthquakes, liquefaction, ground failure, land subsidence or other similar hazards?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Be within a California Geological Survey "Alquist-Priolo Earthquake Fault Zone"?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Result in soil erosion, topographic changes, loss of topsoil or unstable soil conditions from project-related improvements, such as vegetation removal, grading, excavation, or fill?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Change rates of soil absorption, or amount or direction of surface runoff?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>Include structures located on expansive soils?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) <i>Change the drainage patterns where substantial on- or off-site sedimentation/ erosion or flooding may occur?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) <i>Involve activities within the 100-year flood zone?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) <i>Be inconsistent with the goals and policies of the County's Safety Element relating to Geologic and Seismic Hazards?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) <i>Preclude the future extraction of valuable mineral resources?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
j) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Setting. GEOLOGY - The topography of the project is nearly level. The area proposed for

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development is outside of the Geologic Study Area designation. The landslide risk potential is considered moderate. The liquefaction potential during a ground-shaking event is considered moderate. No active faulting is known to exist on or near the subject property. The project is not within a known area containing serpentine or ultramafic rock or soils.

DRAINAGE – The area proposed for development is outside the 100-year Flood Hazard designation. The closest creek (an unnamed stream) from the proposed development is approximately 0.09 miles to the north. As described in the Natural Resource Conservation Service Soil Survey, the soil is considered very poorly to not well drained. For areas where drainage is identified as a potential issue, the LUO (Sec. 22.52.080) includes a provision to prepare a drainage plan to minimize potential drainage impacts. When required, this plan would need to address measures such as: constructing on-site retention or detention basins, or installing surface water flow dissipaters. This plan would also need to show that the increased surface runoff would have no more impacts than that caused by historic flows.

SEDIMENTATION AND EROSION – The soil types include: Nacimiento-Ayar complex, (9 - 30 % slope, and Nacimiento-Ayar complex, (30 - 50 % slope). As described in the NRCS Soil Survey, the soil surface is considered to have moderate erodibility and moderate to high shrink-swell characteristics.

When highly erosive conditions exist, a sedimentation and erosion control plan is required (LUO Sec. 22.52.090) to minimize these impacts. When required, the plan is prepared by a civil engineer to address both temporary and long-term sedimentation and erosion impacts. Projects involving more than one acre of disturbance are subject to the preparation of a Storm Water Pollution Prevention Plan (SWPPP), which focuses on controlling storm water runoff. The Regional Water Quality Control Board is the local extension who monitors this program.

Impact. As proposed, the project will result in the disturbance of approximately 2,850 square feet.

Mitigation/Conclusion. There is no evidence that measures above what will already be required by ordinance or codes are needed.

7. HAZARDS & HAZARDOUS MATERIALS - <i>Will the project:</i>	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Result in a risk of explosion or release of hazardous substances (e.g. oil, pesticides, chemicals, radiation) or exposure of people to hazardous substances?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Interfere with an emergency response or evacuation plan?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Expose people to safety risk associated with airport flight pattern?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Increase fire hazard risk or expose people or structures to high fire hazard conditions?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

7. HAZARDS & HAZARDOUS MATERIALS - <i>Will the project:</i>	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
e) <i>Create any other health hazard or potential hazard?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) <i>Other: _____</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. The project is not located in an area of known hazardous material contamination. The project is not within a high severity risk area for fire. The project is not within the Airport Review area.

Impact. The project does not propose the use of hazardous materials. The project does not present a significant fire safety risk. The project is not expected to conflict with any regional evacuation plan.

Mitigation/Conclusion. No significant impacts as a result of hazards or hazardous materials are anticipated, and no mitigation measures are necessary.

8. NOISE - <i>Will the project:</i>	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Expose people to noise levels that exceed the County Noise Element thresholds?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Generate increases in the ambient noise levels for adjoining areas?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Expose people to severe noise or vibration?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Other: _____</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Setting. The project is not within close proximity of loud noise sources, and will not conflict with any sensitive noise receptors (e.g., residences). Based on the Noise Element's projected future noise generation from known stationary and vehicle-generated noise sources, the project is within an acceptable threshold area.

Impact. The project is not expected to generate loud noises, nor conflict with the surrounding uses.

Mitigation/Conclusion. No significant noise impacts are anticipated, and no mitigation measures are necessary.

9. POPULATION/HOUSING - <i>Will the project:</i>	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
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9. POPULATION/HOUSING -

Will the project:

Potentially
Significant

Impact can
& will be
mitigated

Insignificant
Impact

Not
Applicable

a) *Induce substantial growth in an area either directly or indirectly (e.g., through projects in an undeveloped area or extension of major infrastructure)?*

☐
☐
☒
☐

b) *Displace existing housing or people, requiring construction of replacement housing elsewhere?*

☐
☐
☒
☐

c) *Create the need for substantial new housing in the area?*

☐
☐
☒
☐

d) *Use substantial amount of fuel or energy?*

☐
☐
☒
☐

e) *Other:* _____

☐
☐
☐
☒

Setting. The project involves the construction of a 1,200 square foot winery building. The applicants state that only family members living on site will work at the winery.

Impact. The project will not result in a need for a significant amount of new housing, and will not displace existing housing.

Mitigation/Conclusion. No significant population and housing impacts are anticipated, and no mitigation measures are necessary.

10. PUBLIC SERVICES/UTILITIES -

Will the project have an effect upon, or result in the need for new or altered public services in any of the following areas:

Potentially
Significant

Impact can
& will be
mitigated

Insignificant
Impact

Not
Applicable

a) *Fire protection?*

☐
☒
☐
☐

b) *Police protection (e.g., Sheriff, CHP)?*

☐
☒
☐
☐

c) *Schools?*

☐
☒
☐
☐

d) *Roads?*

☐
☐
☒
☐

e) *Solid Wastes?*

☐
☐
☒
☐

f) *Other public facilities?*

☐
☐
☒
☐

g) *Other:* _____

☐
☐
☐
☒

Setting. The project area is served by the County Sheriff's Department and CDF/County Fire as the primary emergency responders. The closest CDF fire station (Meridian Station 36) is approximately 6.9 miles to the south. The closest Sheriff substation is in Templeton, which is approximately 19.5 miles southwest of the proposed project. The project is located in the Pleasant Valley Joint Union Elementary School District.

Impact. No significant project-specific impacts to utilities or public services were identified. This project, along with others in the area, will have a cumulative effect on police and fire protection, and schools. The project's direct and cumulative impacts are within the general assumptions of allowed use for the subject property that was used to estimate the fees in place.

Mitigation/Conclusion. Regarding cumulative effects, public facility (county) and school (State Government Code 65995 et seq) fee programs have been adopted to address this impact, and will reduce the cumulative impacts to less than significant levels.

11. RECREATION - Will the project:	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Increase the use or demand for parks or other recreation opportunities?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Affect the access to trails, parks or other recreation opportunities?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Other _____</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Setting. The County Trails Plan does not show that a potential trail goes through the proposed project. The project is not proposed in a location that will affect any trail, park or other recreational resource.

Impact. The proposed project will not create a significant need for additional park or recreational resources.

Mitigation/Conclusion. No significant recreation impacts are anticipated, and no mitigation measures are necessary.

12. TRANSPORTATION/ CIRCULATION - Will the project:	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Increase vehicle trips to local or areawide circulation system?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Reduce existing "Levels of Service" on public roadway(s)?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Create unsafe conditions on public roadways (e.g., limited access, design features, sight distance, slow vehicles)?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

6-24

**12. TRANSPORTATION/
CIRCULATION - Will the project:**

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
d) <i>Provide for adequate emergency access?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>Result in inadequate parking capacity?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) <i>Result in inadequate internal traffic circulation?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) <i>Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., pedestrian access, bus turnouts, bicycle racks, etc.)?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) <i>Result in a change in air traffic patterns that may result in substantial safety risks?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) <i>Other: _____</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Setting. Future development will access onto the following public road(s): Independence Ranch Road The identified roadway is operating at acceptable levels. Referrals were sent to Public Works. No significant traffic-related concerns were identified.

Impact. The project proposes to process only grapes that are grown on site and propose that only family members living on site will work at the winery.

Mitigation/Conclusion. No significant traffic impacts were identified, and no mitigation measures are necessary.

13. WASTEWATER - Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Violate waste discharge requirements or Central Coast Basin Plan criteria for wastewater systems?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) <i>Change the quality of surface or ground water (e.g., nitrogen-loading, daylighting)?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Adversely affect community wastewater service provider?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) <i>Other: _____</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. As described in the NRCS Soil Survey (see Geology section for soil types), the main limitations for on-site wastewater systems relates to: slow percolation, steep slopes, shallow depth to bedrock. These limitations are summarized as follows:

Shallow Depth to Bedrock – indicates that there may not be sufficient soil depth to provide adequate soil filtering of effluent before reaching bedrock. Once effluent reaches bedrock, chances increase for the effluent to infiltrate cracks that could lead directly to groundwater sources or near wells without adequate filtering, or allow effluent to daylight where bedrock is exposed to the earth's surface. To comply with the Central Coast Basin Plan, additional information is needed prior to issuance of a building permit, such as borings at leach line locations, to show that there will be adequate separation between leach line and bedrock.

Steep Slopes – where portions of the soil unit contain slopes steep enough to result in potential daylighting of wastewater effluent. To comply with the Central Coast Basin Plan, additional information is needed prior to issuance of a building permit, such as slope comparison with leach line depths, to show that there is no potential of effluent "daylighting" to the ground surface.

Slow Percolation – is where fluid percolates too slowly through the soil for the natural processes to effectively break down the effluent into harmless components. The Basin Plan identifies the percolation rate should be less than 120 minutes per inch. To achieve compliance with the Central Coast Basin Plan, additional information will be needed prior to issuance of a building permit that shows the leach area can adequately percolate to achieve this threshold.

Impact. The project proposes to use an on-site system as its means to dispose of wastewater. Based on the proposed project, adequate area appears available for an on-site system.

Mitigation/Conclusion. The leach lines shall be located at least 100 feet from any private well and at least 200 from any community/public well. Prior to building permit issuance, the septic system will be evaluated in greater detail to insure compliance with the Central Coast Basin Plan for any constraints listed above, and will not be approved if Basin Plan criteria cannot be met.

The project proposes to generate less than 500 gallons per day of winery waste water. If the winery waste water exceeds 2500 approval and a permit from the California Regional Water Quality Control Board is required.

14. WATER - Will the project:	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Violate any water quality standards?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Discharge into surface waters or otherwise alter surface water quality (e.g., turbidity, temperature, dissolved oxygen, etc.)?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Change the quality of groundwater (e.g., saltwater intrusion, nitrogen-loading, etc.)?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Change the quantity or movement of available surface or ground water?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

14. WATER - Will the project:	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
e) <i>Adversely affect community water service provider?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Setting. The project proposes to use an on-site well as its water source. The applicant has submitted a well pump report indicating that the existing well is capable of sustained yields of 50 gallons per minute. Based on available information, the proposed water source is not known to have any significant availability or quality problems.

The topography of the project is nearly level. The closest creek (an unnamed stream) from the proposed development is approximately 0.09 miles away. As described in the NRCS Soil Survey, the soil surface is considered to have moderate erodibility.

Projects involving more than one acre of disturbance are subject to preparing a Storm Water Pollution Prevention Plan (SWPPP) to minimize on-site sedimentation and erosion. When work is done in the rainy season, the County Ordinance requires that temporary sedimentation and erosion control measures be installed during the rainy season.

Impact. On water use, based on the project description, is estimated to be less than 500 gallons per day during peak use periods.

Regarding surface water quality, as proposed, the project will result in the disturbance of approximately 2,850 square feet. The project is not within close proximity to surface water sources.

Mitigation/Conclusion. Since no potentially significant water quantity or quality impacts were identified, no specific measures above standard requirements have been determined necessary. Standard drainage and erosion control measures will be required for the proposed project and will provide sufficient measures to adequately protect surface water quality.

15. LAND USE - Will the project:	Inconsistent	Potentially Inconsistent	Consistent	Not Applicable
a) <i>Be potentially inconsistent with land use, policy/regulation (e.g., general plan [county land use element and ordinance], local coastal plan, specific plan, Clean Air Plan, etc.) adopted to avoid or mitigate for environmental effects?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Be potentially inconsistent with any habitat or community conservation plan?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

6-27

15. LAND USE - Will the project:	Inconsistent	Potentially Inconsistent	Consistent	Not Applicable
c) Be potentially inconsistent with adopted agency environmental plans or policies with jurisdiction over the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be potentially incompatible with surrounding land uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Other: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Setting/Impact. Surrounding uses are identified on Page 2 of the Initial Study. The proposed project was reviewed for consistency with policy and/or regulatory documents relating to the environment and appropriate land use (e.g., County Land Use Ordinance, Local Coastal Plan, etc.). Referrals were sent to outside agencies to review for policy consistencies (e.g., CDF for Fire Code, APCD for Clean Air Plan, etc.). The project was found to be consistent with these documents (refer also to Exhibit A on reference documents used).

The project is not within or adjacent to a Habitat Conservation Plan area. The project is consistent or compatible with the surrounding uses as summarized on page 2 of this Initial Study.

Mitigation/Conclusion. No inconsistencies were identified and therefore no additional measures above what will already be required was determined necessary.

16. MANDATORY FINDINGS OF SIGNIFICANCE - Will the project:	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

6-28

For further information on CEQA or the county's environmental review process, please visit the County's web site at "www.sloplanning.org" under "Environmental Review", or the California Environmental Resources Evaluation System at "http://ceres.ca.gov/topic/env_law/ceqa/guidelines/" for information about the California Environmental Quality Act.

6-29

Exhibit A - Initial Study References and Agency Contacts

The County Planning or Environmental Division have contacted various agencies for their comments on the proposed project. With respect to the subject application, the following have been contacted (marked with an ☒) and when a response was made, it is either attached or in the application file:

<u>Contacted</u>	<u>Agency</u>	<u>Response</u>
<input checked="" type="checkbox"/>	County Public Works Department	In File**
<input checked="" type="checkbox"/>	County Environmental Health Division	In File**
<input checked="" type="checkbox"/>	County Agricultural Commissioner's Office	In File**
<input type="checkbox"/>	County Airport Manager	Not Applicable
<input type="checkbox"/>	Airport Land Use Commission	Not Applicable
<input checked="" type="checkbox"/>	Air Pollution Control District	In File**
<input type="checkbox"/>	County Sheriff's Department	Not Applicable
<input checked="" type="checkbox"/>	Regional Water Quality Control Board	None
<input type="checkbox"/>	CA Coastal Commission	Not Applicable
<input type="checkbox"/>	CA Department of Fish and Game	Not Applicable
<input type="checkbox"/>	CA Department of Forestry	Not Applicable
<input type="checkbox"/>	CA Department of Transportation	Not Applicable
<input type="checkbox"/>	Community Service District	Not Applicable
<input type="checkbox"/>	Other _____	Not Applicable
<input type="checkbox"/>	Other _____	Not Applicable

**** "No comment" or "No concerns"-type responses are usually not attached**

The following checked (☒) reference materials have been used in the environmental review for the proposed project and are hereby incorporated by reference into the Initial Study. The following information is available at the County Planning and Building Department.

<input checked="" type="checkbox"/> Project File for the Subject Application	<input type="checkbox"/> Area Plan
<u>County documents</u>	<input type="checkbox"/> and Update EIR
<input type="checkbox"/> Airport Land Use Plans	<input type="checkbox"/> Circulation Study
<input checked="" type="checkbox"/> Annual Resource Summary Report	<u>Other documents</u>
<input type="checkbox"/> Building and Construction Ordinance	<input checked="" type="checkbox"/> Archaeological Resources Map
<input type="checkbox"/> Coastal Policies	<input checked="" type="checkbox"/> Area of Critical Concerns Map
<input checked="" type="checkbox"/> Framework for Planning (Coastal & Inland)	<input checked="" type="checkbox"/> Areas of Special Biological Importance Map
<input checked="" type="checkbox"/> General Plan (Inland & Coastal), including all maps & elements; more pertinent elements considered include:	<input checked="" type="checkbox"/> California Natural Species Diversity Database
<input checked="" type="checkbox"/> Agriculture & Open Space Element	<input checked="" type="checkbox"/> Clean Air Plan
<input checked="" type="checkbox"/> Energy Element	<input checked="" type="checkbox"/> Fire Hazard Severity Map
<input checked="" type="checkbox"/> Environment Plan (Conservation, Historic and Esthetic Elements)	<input checked="" type="checkbox"/> Flood Hazard Maps
<input checked="" type="checkbox"/> Housing Element	<input checked="" type="checkbox"/> Natural Resources Conservation Service Soil Survey for SLO County
<input checked="" type="checkbox"/> Noise Element	<input checked="" type="checkbox"/> Regional Transportation Plan
<input type="checkbox"/> Parks & Recreation Element	<input checked="" type="checkbox"/> Uniform Fire Code
<input checked="" type="checkbox"/> Safety Element	<input checked="" type="checkbox"/> Water Quality Control Plan (Central Coast Basin – Region 3)
<input checked="" type="checkbox"/> Land Use Ordinance	<input checked="" type="checkbox"/> GIS mapping layers (e.g., habitat, streams, contours, etc.)
<input type="checkbox"/> Real Property Division Ordinance	<input type="checkbox"/> Other _____
<input type="checkbox"/> Trails Plan	
<input type="checkbox"/> Solid Waste Management Plan	

Exhibit A - Initial Study References and Agency Contacts

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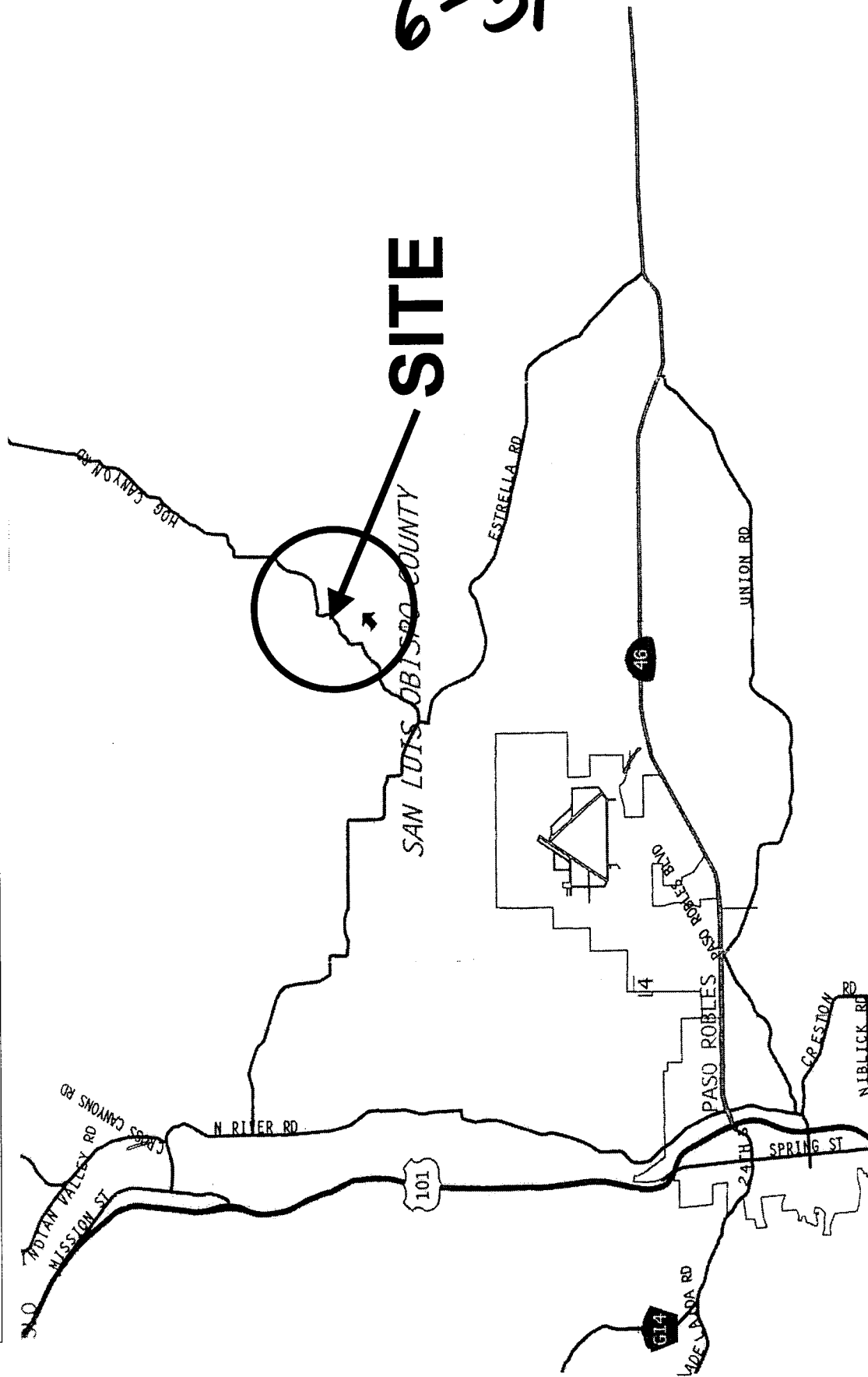
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<input type="checkbox"/>	CA Department of Transportation	Not Applicable
<input type="checkbox"/>	Community Service District	Not Applicable
<input type="checkbox"/>	Other _____	Not Applicable
<input type="checkbox"/>	Other _____	Not Applicable

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County documents	<input type="checkbox"/> Circulation Study
<input type="checkbox"/> Airport Land Use Plans	Other documents
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<input type="checkbox"/> Trails Plan	
<input type="checkbox"/> Solid Waste Management Plan	

6-31



6404 Independence Ranch Place: 475 A7

PROJECT

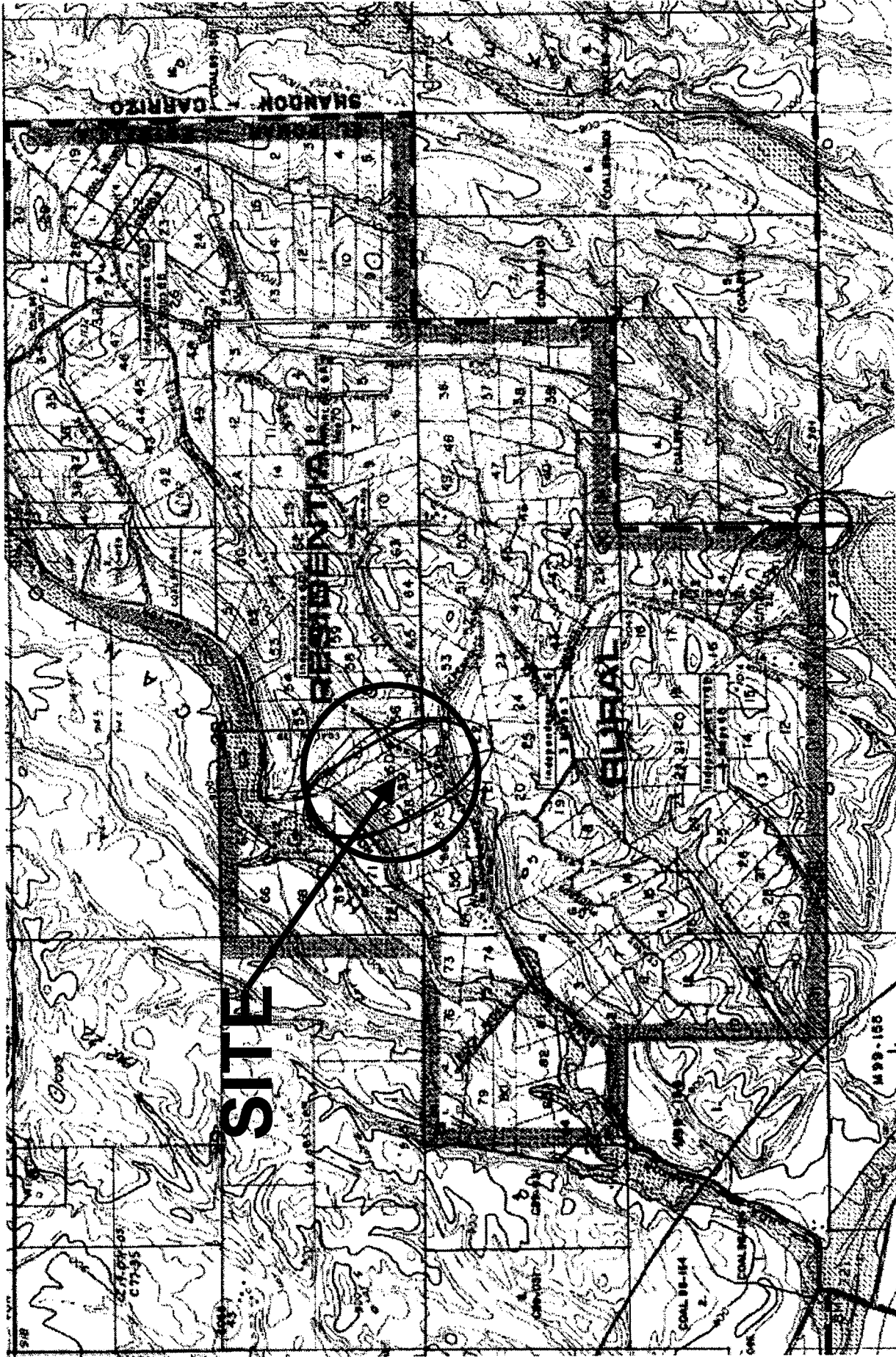
Minor Use Permit
Nagengast DRC2004-00243

EXHIBIT

Vicinity Map



6-32



PROJECT

Minor Use Permit
Nagengast DRC2004-00243



EXHIBIT

Land Use Category

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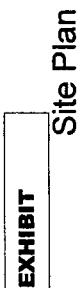
PROJECT

Minor Use Permit
Nagengast DRC2004-00243

EXHIBIT

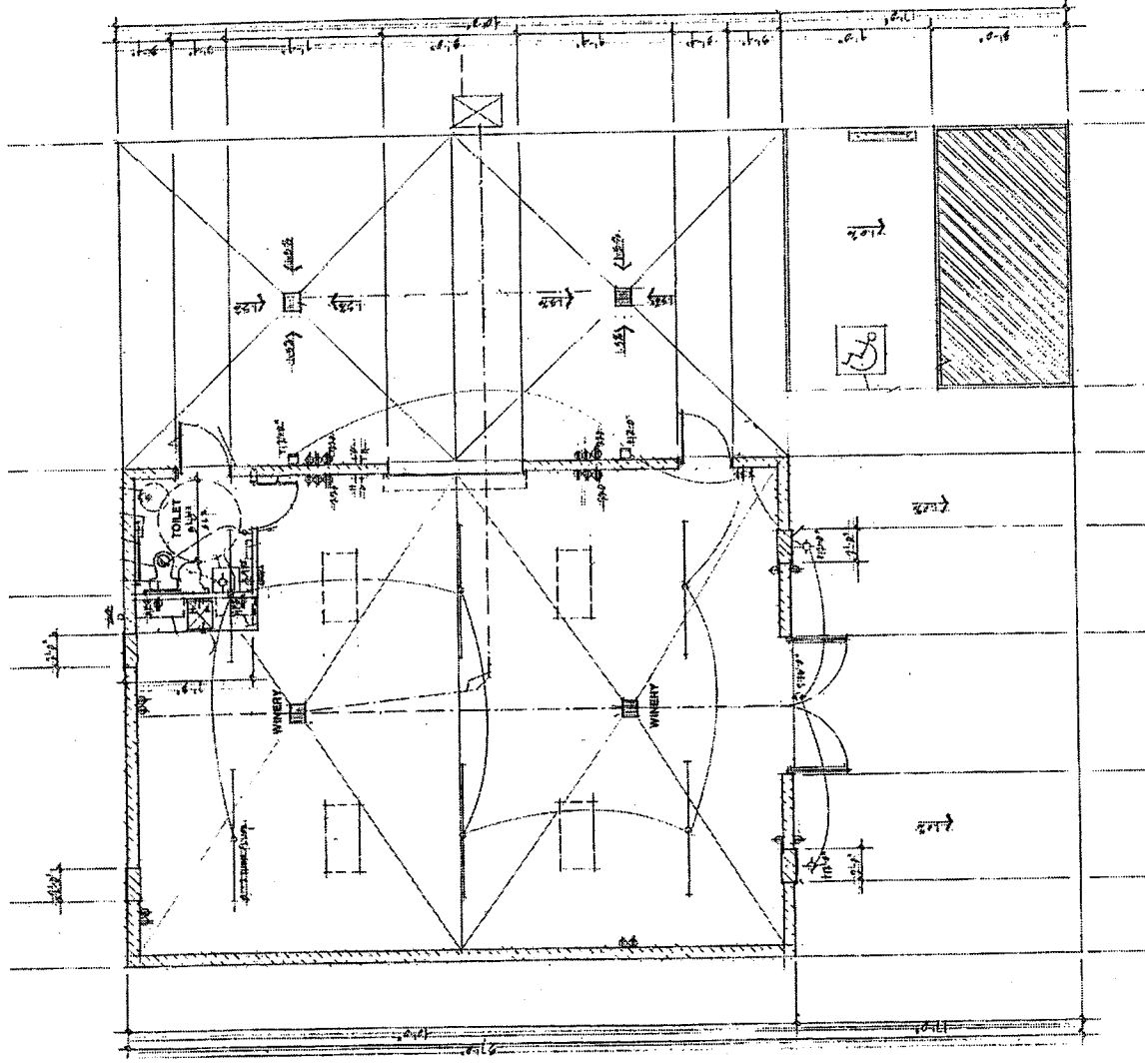
Aerial





PROJECT
Minor Use Permit
Nagengast DRC2004-00243

6-35



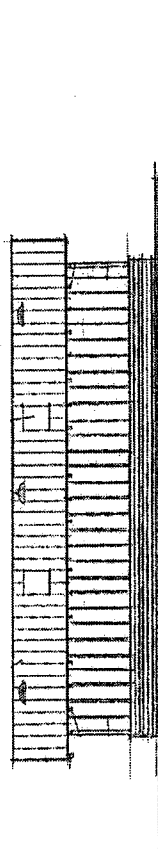
PROJECT

Minor Use Permit
Nagengast DRC2004-00243

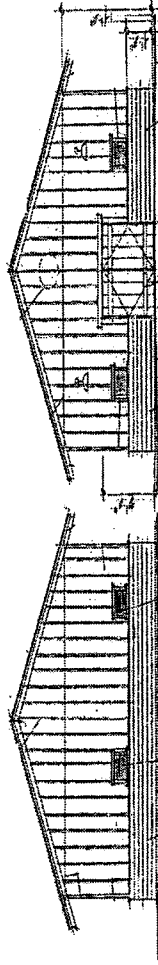


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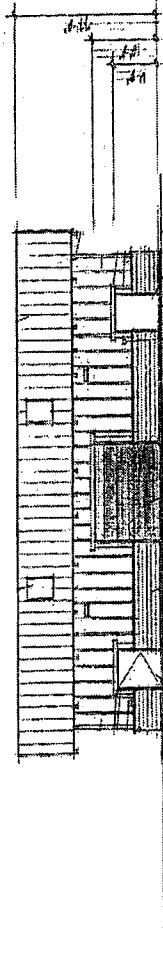
Floor Plan



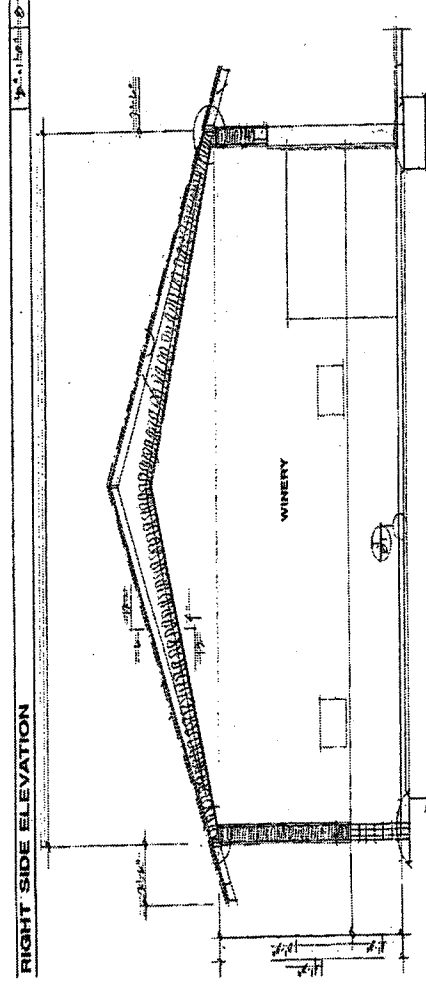
LEFT SIDE ELEVATION



FRONT ELEVATION



REAR ELEVATION



RIGHT SIDE ELEVATION

TYPICAL BUILDING SECTION

PROJECT

Minor Use Permit
Nagengast DRC2004-00243

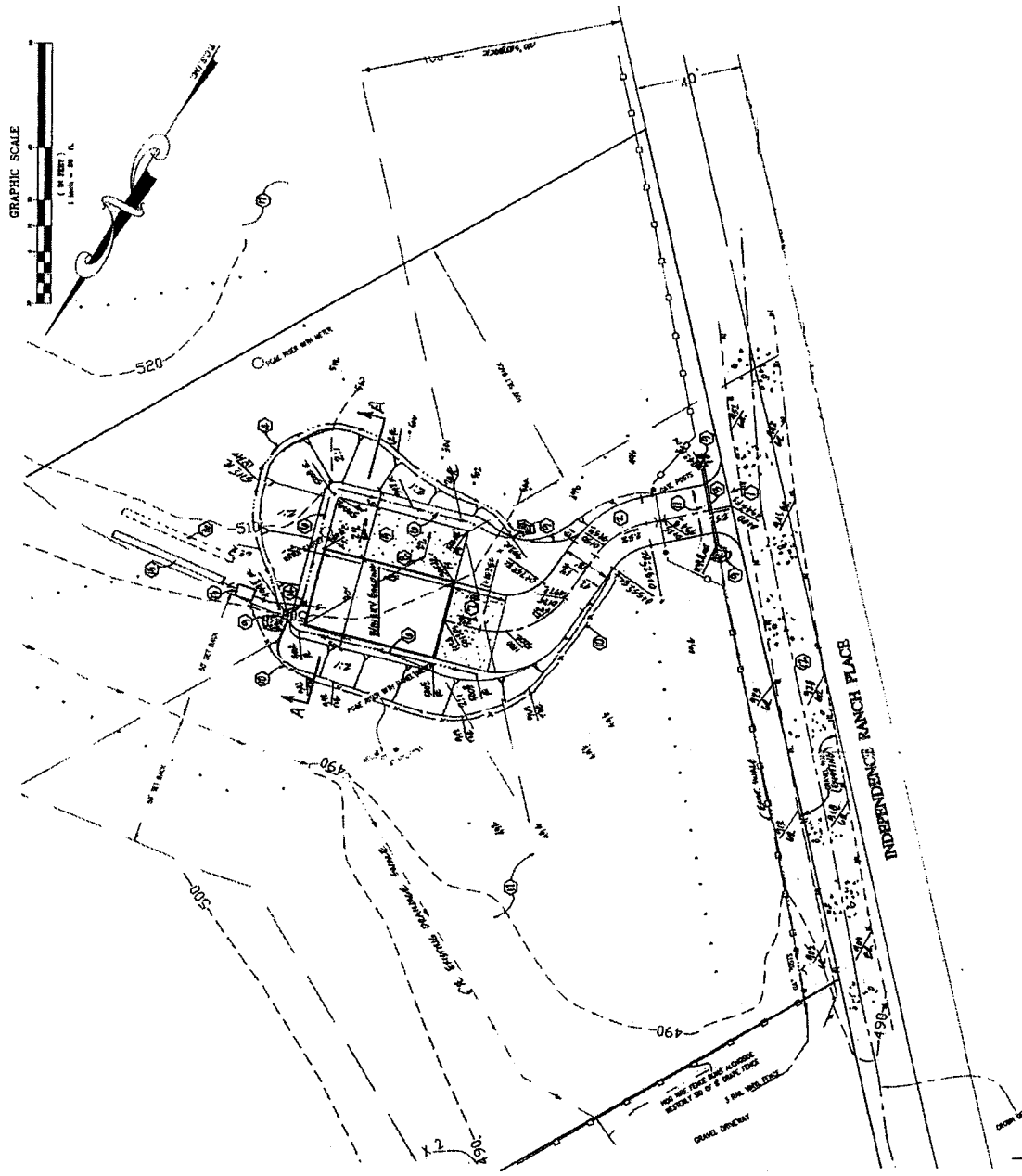


EXHIBIT

Elevations

6-36

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EXHIBIT

Grading Plan



PROJECT

Minor Use Permit
Nagengast DRC2004-00243

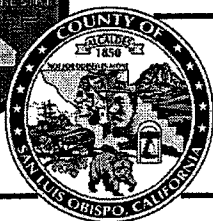
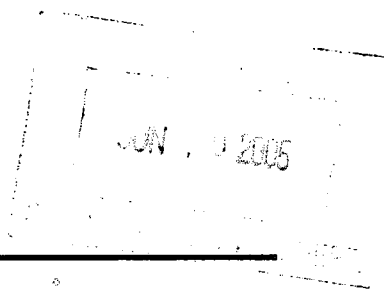


Wastewater Plan

PROJECT Minor Use Permit
Nagengast DRC2004-00243



6-39



CDF/San Luis Obispo County Fire Department

635 North Santa Rosa Street • San Luis Obispo • California • 93405
Phone: 805-543-4244 • Fax: 805-543-4248

June 9, 2005

County of San Luis Obispo
Department of Planning/Building
County Government Center
San Luis Obispo, CA, 93408

Subject: Nagengast DRC2004-00243

Dear North County Team,

I have reviewed the minor use plan application you submitted for the winery project located at 6404 Independence Ranch Place, San Miguel. The project is within a moderate fire severity zone with a 12-15 minute response time from the nearest County Fire Station. The project and applicant shall comply with the 2001 California Fire Code (CFC), the 2001 California Building Code (CBC), the Public Resources Code (PRC) and any other applicable fire laws.

Roof Coverings:

The roof type will have to be consistent with the requirements of Table 15A of the 2001 CBC and no less than a Class 'C' roof.

Roof Access:

- All buildings over 18 feet in height will have fixed laddering at two exterior remote locations or provide landscaping which reduces the ladder access height to 18 feet. The exception to this requirement is if the building has a protected stairway to the roof.

Fire Flow Requirements:

Must comply with the requirements outlined in the Water Supply Standard which is available on the website, www.cdfslo.org on the permits page.

WATER STORAGE TANK

A minimum of 4,000 gallons of water in storage shall be required.

Emergency water tanks shall have a(n):

automatic fill, sight gage, venting system,

The minimum water main size shall not be less than four (4) inches.

6-40

WATER SUPPLY CONNECTION:

One fire connection shall be required.

The connection shall be:

1. on the driveway approach to the structure,
2. not less than 50 feet, or exceed 150 feet from the structure,
3. within 8 feet of driveway,
4. two feet above grade,
5. brass with 2½ inch National Standard male hose thread and cap,
6. identified by a blue reflector,
7. 8 feet from flammable vegetation.

The Chief shall approve other uses not identified.

Portable Fire Extinguishers:

Portable fire extinguishers shall be installed in all the occupancies in compliance with the CFC 1002 and Standards 10-1. The contractor shall be licensed by the State Fire Marshal.

Exiting:

All egress and exiting requirements shall comply with the California Building Code to provide egress from the building to the public way.

Building Set Backs:

A minimum 100-foot setback shall be provided from all property lines, PRC 4290, Section 1276.01.

Note: Setbacks are subject to County Planning Department approval.

Defensible Space and Construction Type:

Each building site will be built with a "Defensible Space". PRC 4291 requires all structures to have a 30 to 100 feet clearance of flammable vegetation. This does not mean all vegetation must be removed but that the vegetation shall not provide a means of readily transmitting fire. Building sites should be located so that the structure is not directly above or below a topographic "chimney." The construction type should be designed to withstand a wildfire. This would include a class C roof, unexposed venting, fire resistant exterior walls, unexposed rafters, windows appropriately placed, LPG tanks properly placed, fire resistive decks and balconies, and other fire resistive construction techniques. All landscaping should be of fire resistive plants, preferably natives. **A Wildland Fire/Vegetation Management Plan must be developed and approved by CDF.**

Commercial Access Road:

- A commercial access road must be 20 feet wide for two way traffic.
- A commercial access road must be 16 feet wide for one way traffic (only allowed in
- limited circumstances).
- Parking is only allowed where an additional 8 feet of width is added for each side of the road that has parking.
- "No Parking - Fire Lane" signs will be required.
- Fire lanes shall be provided as set forth in the California Fire Code Section 902.
- Fire access shall be provided within 150 feet of the outside building perimeter.
- Must be an all weather non-skid paved surface.
- All roads must be able to support a 20 ton fire engine.
- Vertical clearance of 13'6" is required (See Exhibit 5).

Gates:

- Must be setback from the road 30 feet from the intersection.
- Must automatically open with no special knowledge.

6-41

- Must have a KNOX key box for fire department access.
- Gate must have battery back up.
- Gate must be 2 feet wider than the road on each side.
- Gates must have a turnaround located at each gate.

Addressing:

Address numbers must be legible from the roadway and on all buildings. They shall be on a contrasting background and a minimum of 5 inches high with a ½" stroke. All occupancies shall have a distinct address. A monument sign displaying the location of all buildings in the complex must be displayed in a prominent location at the entrance to the facility. CFC 901.4.4.

Fire Safety during Construction:

Prior to construction, an operational water supply system and established access roads must be installed. CFC Section 902 & 903. During construction all applicable Public Resources Codes must be complied with to prevent a wildfire. These will include the use of spark arresters, adequate clearance around welding operations, smoking restrictions and having extinguishers on site. The Industrial Operations Fire Prevention Field Guide will assist the applicant.

If I can provide additional information or assistance on this mater please don't hesitate to contact me at (805)543-4244.

Sincerely,



Gilbert R. Portillo
Fire Inspector

c: David Nagengast



COUNTY OF SAN LUIS OBISPO

6-42

JUN - 6 2005

Department of Agriculture/Measurement Standards

2156 SIERRA WAY, SUITE A • SAN LUIS OBISPO, CALIFORNIA 93401-4556

ROBERT F. LILLEY

(805) 781-5910

AGRICULTURAL COMMISSIONER/SEALER

FAX (805) 781-1035

AgCommSLO@co.slo.ca.us

DATE: June 3, 2005

TO: Nick Forester, Planning Department

FROM: Michael J. Isensee, Agriculture Department *MJ*

SUBJECT: Nagengast Conditional Use Permit, DRC2004-00087 (1044)

Summary of Findings

The Agriculture Department's review finds that the proposed Nagengast Conditional Use Permit to construct a 1200 square foot winery and associated infrastructure will have less than significant impact(s) to agricultural resources or operations because the project will not result in the conversion of productive agricultural soils or be incompatible with existing on-site or adjacent agricultural uses. The proposed project is consistent with all applicable Agriculture and Open Space Element policies.

Comments and recommendations are based on policies in the San Luis Obispo County Agriculture and Open Space Element, the Land Use Ordinance, the California Environmental Quality Act (CEQA), and on current departmental policy to conserve agricultural resources and to provide for public health, safety and welfare while mitigating negative impacts of development to agriculture.

If you have questions, please call 781-5953.

6-43

Background

The Nagengast winery proposal is located in the Hog Canyon area east of San Miguel and north of the Paso Robles Airport, north of the Estrella River. The area is zoned Rural Residential (RR) and consists of approximately 200 parcels, generally each 10 acres in size. It is surrounded on all sides by Agriculture (AG) zoning. A large number of commercial vineyards are located west of the area, while a variety of small agricultural operations, including vineyards, dry-farmed grains, and orchards, exist in the Hog Canyon area on RR-zoned parcels.

Agricultural Resources

The project site consists of two adjoining 10-acre parcels. Approximately 15 acres of wine grapes are grown on the site, which consists primarily of the soil type Nacimiento Ayer complex (symbol 177). The NRCS categorizes this soils as class IV irrigated or non-irrigated. The remainder of the site is more steeply sloping and consists of the same soil type (symbol 178) with a classification of VI irrigated or nonirrigated (Soil Survey of San Luis Obispo County, Paso Robles Area). While not prime soils, these soils are commonly utilized for a variety of crops in the county, including tree crops, wine grapes, pasture, grain, and hay.

Evaluation

The proposed winery facility meets Agriculture and Open Space policies including AGP4: Agricultural Use of Small Parcels, AGP8: Intensive Agricultural Facilities, and AGP18: Location of Improvements. The processing facility is located off a prime soils, will allow the grower to process and add value to grapes grown on site, and is of a size and scale as to be compatible with the surrounding uses. The facility will not require the removal of any existing vineyards and is located in excess of 100 feet from all property lines except the adjoining vineyard parcel also owned by the applicant. This location allows the facility to be sited further from adjoining parcels with residences. The Agriculture Department does not anticipate any type of significant impacts to agricultural resources from the proposed project.



(NF) 6-44 11

SAN LUIS OBISPO COUNTY DEPARTMENT OF PLANNING AND BUILDING

MAY 16 2005

VICTOR HOLANDA, AICP
DIRECTOR

THIS IS A NEW PROJECT REFERRAL

DATE:

5/13/05

FROM

PW

Nagengast

FROM
70

North Co Team
(Please direct response to the above)

DRC 2004-00243

Project Name and Number

Development Review Section (Phone: 788-2009)

*OR ASK THE SWITCH-BOARD FOR THE PLANNING

PROJECT DESCRIPTION: map -> winery to process grapes - 1,200
sf processing bldg. Located on 20 acres off Independence
Ranch Place in San Miguel. APN: 019-321-019 & 020.

Return this letter with your comments attached no later than:

5/28/05

PART I

IS THE ATTACHED INFORMATION ADEQUATE FOR YOU TO DO YOUR REVIEW?

☒ YES
☐ NO

PART II

ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?

☒ NO
☐ YES

(Please go on to Part III)

(Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter.)

PART III

INDICATE YOUR RECOMMENDATION FOR FINAL ACTION. Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial. IF YOU HAVE "NO COMMENT," PLEASE INDICATE

RECOMMEND APPROVAL - NO CONCERNS

07 JUNE 2005

Date

Goodwin

Name

5252

Phone



NP

6-45

11

SAN LUIS OBISPO COUNTY
DEPARTMENT OF PLANNING AND BUILDING

MAY 2 2005
S.L.O. CO. PLANNING DEPT.

VICTOR HOLANDA, AICP
DIRECTOR

THIS IS A NEW PROJECT REFERRAL

DATE:

5/13/05

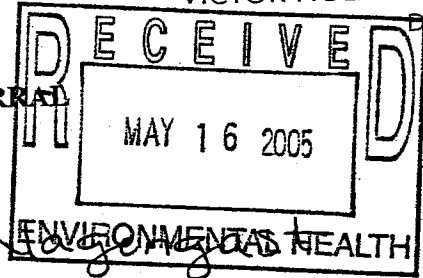
TO:

Env. Health

FROM:

North Co Team

(Please direct response to the above)



DRC 2004-00243

Project Name and Number

Development Review Section (Phone:

788-2009)

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BOARD FOR THE PLANNERS

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PART III

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Information about water well (well completion report, pump test and
full water quality) shall be provided to assure well can be utilized
Evaluation should be done on the soils to determine septic system
requirements for installation. A solid waste and vector control plan

5/19/05
Date

L. Salo
Name

781-5551
Phone

should be developed for the winery. Thank you.

Revised 4/4/03

6-46